

Grant County Planning Commission

Sept 23rd, 2002

The September 2002 regular meeting of the Planning Commission was called to order by John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Vernon Webster, Brooke Rider, Nick Kinman, William Covington, Nancy Duley, Stephen Mann, Stephen Fritz, Bill Marksberry, Jim Weigel, Kevin Hudson, Marvin Faulkner, Ray Erpenbeck and Tom Nienaber.

There was a quorum present.

Item 1. Election of Officers

Chairman

Brooke Rider made a motion to nominate John Lawrence, Nick Kinman seconded the motion.

Marvin Faulkner made a motion that nominations cease.

A hand vote was taken for John Lawrence to remain Chairman, all members in attendance voting in favor of the motion. Motion passes.

Vice Chairman

Brooke Rider made a motion to nominate Vernon Webster, Nancy Duley seconded the motion.

Nick Kinman made a motion that nominations cease.

A hand vote was taken for Vernon Webster to remain Vice Chairman, all members in attendance voting in favor of the motion. Motion passes.

Treasurer

Brooke Rider made a motion to nominate Bill Marksberry, Marvin Faulkner seconded the motion.

Nick Kinman made a motion that nominations cease.

A hand vote was taken for Bill Marksberry to remain Treasurer, all members in attendance voting in favor of the motion. Motion passes.

Secretary

Brooke Rider made a motion to nominate Nick Kinman, Vernon Webster seconded the motion.

Stephen Mann made a motion that nominations cease.

A hand vote was taken for Nick Kinman to remain Secretary, all members in attendance voting in favor of the motion. Motion passes.

Kevin Hudson arrived at 7:05.

Item 2. August Meeting Minutes

Vernon Webster made a motion to approve the August meeting minutes, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 3. August Financial Report

Brooke Rider made a motion to approve the financial report for August, Williams Covington seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 4. Administrators Report

Jonathan updated the Commission on the fall continuing education.

Jonathan stated that the Fall KAPA conference went well and some Commission and BOA members did attend

Jonathan gave a possible option to mailing packets with meeting information. He said that some counties mail post cards to members and then the members come into the office and pick up their packets.

Jonathan updated the Commission on the zoning ordinance update, he stated that the updates are being printed and the Commission will have 2 public hearing on the ordinance.

Jonathan stated that the Commission needed to decide how to handle the December meeting.

Vernon Webster made a motion to cancel the December meeting, William Covington seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 6: ZONE CHANGE -PERKINS- HARRISON RIDGE ROAD - A1 TO RR

APPLICANT: Harold Perkins

GENERAL LOCATION: An approximate 3.1919 acre area located at 5950 Napoleon Zion Station Road.

REQUEST: to change the zoning of the property from A1 to RR.

John Lawrence declared the public hearing open.

Mr. Perkins stated that the required was to sell the existing doublewide on the property.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval of the zone change request. The application does seem to be consistent with the Comprehensive Plan, however; there are some questions and answers that may change this particular recommendation. 1. How wide is the roadway - Mr. Perkins stated that he did not know the width. 2. Is there infrastructure to the property - Mr. Perkins stated that there was not. 3. What is the intended land use of the parent tract of land - Mr. Perkins stated that he did not intend on dividing any further land in the near future

Mr. Perkins stated that he only wished to sell the double wide and one acre but needed to rezone three acres.

Jonathan asked if he was willing to combine the lot into one three-acre tract.

Mr. Perkins stated that he wished to sell only one acre with the double wide and he didn't think that there could be anything built on the other lots because the septic would not be approved.

Stephen Mann made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 7. Green Ridge Estates - Preliminary Plat

Ray Erpenbeck read a letter recommending approval of the plat.

Brooke Rider asked if Williamstown had a letter of comment since the last meeting.

Jonathan stated that the Subdivision Regulations are under the control of the Commission.

Tom Nienaber stated that if the plat complies with the subdivision regulations then the Commission must approve.

Stephen Mann made a motion to approve the plat, Brooke Rider seconded the motion. A hand vote was taken, Stephen Fritz:yes, Stephen Mann:yes, Brooke Rider:yes, Jim Weigel:abstained, Marvin Faulkner:yes, William Covington:yes, Nancy Duley:yes, Bill Marksberry:no.

Item 8. Evergreen - site plan

Ray Erpenbeck read a letter recommending approval of the plat.

Nick Kinman made a motion to approve the plan submitted, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 9. Gray Estates - Final Plat

Ray Erpenbeck read a letter recommending approval of the Gray Plat.

Brooke Rider made a motion to approve the Gray Plat, Vernon Webster seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 10. Conveyance Plats

Ray Erpenbeck read a letter recommending deferring the Rowland and Mullins plat until next month because the required revisions had not been made.

Brooke Rider made a motion to defer the Rowland and Mullins conveyance plats until the revisions are made, Kevin Hudson seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Ray Erpenbeck read a letter recommending approval of the Edgers conveyance plat.

Brooke Rider made a motion to approve the Edgers conveyance, Vernon Webster seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 11. Section 3.15 Subdivision Regulations

New officer:

Brooke Rider made a motion to keep the current officers.

Tom Nienaber suggested to the Commission that they wait until more members are present before concluding the process.

Jonathan stated that in the past the Administrator had signed Conveyance Plats, but in reviewing the subdivision regulations the Commission Engineer is supposed to review them and the Planning Commission reviews and decides to approve or deny the conveyance plat.

The Commission discussed whether to allow the administrator to sign or have the engineer and commission review. Ray Erpenbeck stated that most other counties have the engineer review the conveyance plat. The commission decided not to change the subdivision regulations and require that conveyance plats be reviewed by the engineer and approved by the commission.

Nancy Duley made a motion to approve all previous conveyance plats signed by the Administrators, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 12. Executive session

none

Item 13. other business

none

Item 13. adjourn

Vernon Webster made a motion to adjourn, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

NICK KINMAN, SECRETARY - DATE